



Council Communication

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: TOM CONDIT, P.E., DEVELOPMENT ENGINEER, 480-503-6815

THROUGH: MIKE GILLESPIE, P.E., TOWN ENGINEER
KYLE MIERAS, DEVELOPMENT SERVICES DIRECTOR
MARC SKOCYPEC, DEPUTY TOWN MANAGER

MEETING DATE: AUGUST 1, 2013

SUBJECT: APPROVAL OF NEW STREET LIGHT IMPROVEMENT DISTRICT NO. 13-08 FOR THE BRIDGES EAST, PARCEL 3-2.

STRATEGIC INITIATIVE: Community Livability

This project supports Gilbert's Community Livability Strategic Initiative as it enhances the safety and livability of the community by providing a mechanism to operate street lights within this subdivision.

LEGAL REVIEW

☒ Complete

☐ N/A

FINANCIAL REVIEW

☒ Complete

☐ N/A

RECOMMENDED MOTION

A MOTION TO ADOPT A RESOLUTION CREATING STREETLIGHT IMPROVEMENT DISTRICT NO. 13-08 FOR THE BRIDGES EAST, PARCEL 3-2 AND ORDERING THE IMPROVEMENTS.

BACKGROUND/DISCUSSION

On June 28, 2012, the Town Council approved the final plat for the Bridges East, Parcel 3-2 subdivision. As part of the final platting process and as required in the Land Development Code, Chapter III, Article 1.1, Section 1.107H., a petition was presented to the Town by the developer to form a Street Light Improvement District (SLID) for this subdivision.

A SLID is a special taxing district authorized by State statute to pay for the operation of street lights within residential subdivisions by means of a secondary tax on the properties located within the SLID boundaries. Construction costs associated with the street lights, including material and installation costs, are borne by the subdivision developer.

Town staff has reviewed the petition and has verified that it contains the signatures of all (100%) of the real property owners within the proposed SLID, exclusive of mortgages and other lien holders.

The Resolution was reviewed for form by Town Attorney Phyllis Smiley.

FINANCIAL IMPACT

The improvement district will pay for the cost of purchasing energy for street lighting using funds raised by the levy and collection of ad valorem taxes on all real and personal property within the district. The Town will be responsible for the maintenance and repair of the street lights within this improvement district as part of the Public Works Street Lights Maintenance budget.

The financial impact was reviewed by Cris Parisot, in the Office of Management and Budget.

STAFF RECOMMENDATION

Staff has reviewed the petition and supporting documents and recommends approval of Street Light Improvement District No. 13-08, The Bridges East, Parcel 3-2.

Respectfully submitted,



Tom Condit, P.E.
Development Engineer
tom.condit@gilbertaz.gov

Attachments and Enclosures:

Resolution including Exhibits A and B
Copy of Final Plat

RESOLUTION NO. _____

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF GILBERT, ARIZONA, DECLARING ITS INTENTION TO ESTABLISH AN IMPROVEMENT DISTRICT TO PURCHASE ENERGY TO LIGHT THE PUBLIC STREETS AND PARKS IN THAT CERTAIN AREA WITHIN THE CORPORATE LIMITS OF THE TOWN OF GILBERT, ARIZONA, TO BE KNOWN AS "**TOWN OF GILBERT, ARIZONA, STREET LIGHT IMPROVEMENT DISTRICT NO. 13-08, THE BRIDGES EAST, PARCEL 3-2**" AS DESCRIBED IN EXHIBIT A, ATTACHED HERETO; DECLARING SUCH IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT; PROVIDING THAT THE EXPENSES THEREOF BE PAID FOR BY THE LEVY AND COLLECTION OF AD VALOREM TAXES UPON THE ASSESSED VALUATION OF ALL REAL AND PERSONAL PROPERTY IN THE DISTRICT; AND ORDERING THAT SUCH IMPROVEMENTS BE PROVIDED FOR UNDER THE PROVISIONS OF SECTION 48-572, ARIZONA REVISED STATUTES, AS AMENDED; AND PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS

WHEREAS, the owners, exclusive of mortgagees and other lienholders, of all of the real property (hereinafter referred to as "Petitioner") in the hereinafter described District, acting pursuant to the provisions of Sections 48-615 and 48-617, Arizona Revised Statutes, petitioned the Mayor and Council of the TOWN OF GILBERT, Arizona (hereinafter referred to as "Town") to adopt a resolution of intention (hereinafter referred to as "Resolution") ordering the purchase of energy for lighting the public streets and parks (hereinafter referred to as "Improvements") for the real property legally described in **Exhibit A** (hereinafter referred to as "District") with such boundaries as shown in the map in **Exhibit B**, attached hereto; and

WHEREAS, the Town verified that Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District; and

WHEREAS, the Common Council of the Town hereby find and determine that it has jurisdiction to adopt this Resolution to order the Improvements pursuant to Section 48-576, Arizona Revised Statutes, and, pursuant to the provisions of Sections 48-615 and 48-617, Arizona Revised Statutes, it has immediate jurisdiction to adopt this Resolution ordering the Improvements without the necessity of publication and posting of this Resolution as provided for in Section 48-578, Arizona Revised Statutes;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE TOWN OF GILBERT, ARIZONA, that:

Section 1. The Town, after verifying ownership of the real property included within the boundaries of the District, hereby finds that Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District.

Section 2. The name of the District shall be "TOWN OF GILBERT, ARIZONA, STREET LIGHT IMPROVEMENT DISTRICT NO. 13-08, THE BRIDGES EAST, PARCEL 3-2."

Section 3. The District is formed, and shall exist, pursuant to the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and Section 48-616, Arizona Revised Statutes.

Section 4. The public interest or convenience requires, and it is the intention of the Common Council of the Town to order the Improvement as described above.

Section 5. In the opinion of the Common Council of the Town, the Improvement is of more than local or ordinary public benefit and is of special benefit to the respective lots, pieces and parcels of real property in the District.

Section 6. The Common Council of the Town hereby make and order the expense of the Improvement payable from the levying and collection of ad valorem taxes upon the assessed value of all real and personal property in the District. Said District, is legally described on **Exhibit A** attached hereto with the boundaries as shown in the map in **Exhibit B** attached hereto. Any public street or alley within the District shall be omitted from the assessment. Any lot belonging to the United States, the State, a county, city, school district or political subdivision or institution of the state or county within the District shall be omitted from the assessment.

Section 7. Pursuant to Sections 48-615(A) and 48-617(A), Arizona Revised Statutes, the resolution ordering the improvement shall be adopted without the necessity of publication and posting of the resolution of intention provided for in Section 48-578.

Section 8. The Common Council of the Town shall make annual statements and estimates of the expenses of the District; shall publish notice thereof; shall have hearings thereon; and shall adopt them at the times and in the manner provided for incorporated cities and towns by the applicable portions of Sections 42-17101 et seq., 42-17151, 42-17152, Arizona Revised Statutes. Said expenses shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all the real and personal property in the district. The Common Council of the Town shall, on or before the third Monday in August of each year, fix, levy and assess the amount to be raised by

ad valorem taxes upon all of the property of the district and collect, as Maricopa County, Arizona (the "County") taxes are collected, the amounts shown by the statements and estimates as adopted by the Common Council of the Town. All statutes providing for the levy and collection of State of Arizona and County taxes, including the collection of delinquent taxes and sale of property for nonpayment of taxes, shall be applicable to District taxes as provided to be levied under Section 48-616, Arizona Revised Statutes.

Section 9. The District shall not be authorized to issue bonds and no assessment for District purposes against the property within the District shall exceed One Dollar and Twenty Cents (\$1.20) per one hundred dollars of assessed valuation thereof in any year.

Section 10. The District shall not be authorized to engage in any activity other than as provided in Section 48-616, Arizona Revised Statutes, i.e., contracting for and purchasing energy for street and public park lighting.

Section 11. The formation of the District shall not prevent the subsequent establishment of improvement districts for any other purpose authorized by law, including improvement districts for the purpose of constructing street lighting facilities within any part or all of the same territory as the District.

Section 12. The type of lighting facilities to be installed in the District and the locations thereof shall consist of those lighting facilities and locations described in the petition submitted by Petitioner, or as may be approved by the Town.

Section 13. The rate to be paid for purchasing energy for the District shall be the rate described in the petition submitted by Petitioner, or as may be approved by Salt River Project, Arizona Public Service Company, or other energy provider.

Section 14. Any resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.


PASSED, ADOPTED, AND APPROVED by the Mayor and Council, of
the TOWN OF GILBERT, Arizona, this 1st day of August, 2013.

John W. Lewis, Mayor
TOWN OF GILBERT, Arizona

ATTEST:

Catherine A. Templeton, CMC, Town Clerk
TOWN OF GILBERT, Arizona

REVIEWED BY:



Mike Gillespie, Town Engineer
TOWN OF GILBERT, Arizona

APPROVED AS TO FORM:

Curtis, Goodwin, Sullivan, Udall & Schwab, P.L.C.
Town Attorney,
TOWN OF GILBERT, Arizona

The following exhibits are attached hereto and incorporated herein:

- A. Legal description
- B. Map of the boundaries of the District

EXHIBIT "A"
THE BRIDGES EAST
PARCEL 3-2 S.L.I.D. BOUNDARY
LEGAL DESCRIPTION

A portion of the Master Plat of The Bridges East, recorded in Book 1121, Page 14, Records of Maricopa County, Arizona, also being a portion of the Southeast quarter of Section 14, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a found 3-1/2 inch aluminum cap accepted as the southeast corner of said Section 14 from which a found 3 inch Town of Gilbert brass cap in hand hole accepted as the northeast corner thereof bears North 00 degrees 16 minutes 16 seconds East a distance of 5,339.06 feet;

Thence along the east line of said Southeast quarter, North 00 degrees 16 minutes 16 seconds East a distance of 1,109.45 feet;

Thence leaving said east line, North 89 degrees 43 minutes 44 seconds West a distance of 40.00 feet, to the **POINT OF BEGINNING**;

Thence North 89 degrees 43 minutes 44 seconds West a distance of 94.56 feet;

Thence South 01 degrees 00 minutes 18 seconds West a distance of 102.34 feet;

Thence North 89 degrees 43 minutes 44 seconds West a distance of 479.46 feet;

Thence South 78 degrees 56 minutes 02 seconds West a distance of 46.45 feet;

Thence South 79 degrees 37 minutes 52 seconds West a distance of 49.92 feet;

Thence South 80 degrees 10 minutes 50 seconds West a distance of 17.66 feet;

Thence South 72 degrees 17 minutes 24 seconds West a distance of 54.74 feet;

Thence South 66 degrees 58 minutes 40 seconds West a distance of 54.74 feet;

Thence South 61 degrees 29 minutes 01 seconds West a distance of 50.68 feet;

Thence South 61 degrees 13 minutes 40 seconds West a distance of 268.99 feet;

Thence South 66 degrees 27 minutes 20 seconds West a distance of 43.95 feet;

Thence South 72 degrees 35 minutes 18 seconds West a distance of 10.00 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 1,375.00 feet the center of which bears South 72 degrees 35 minutes 18 seconds West;

Thence northwesterly along said curve through a central angle of 01 degrees 17 minutes 52 seconds an arc length of 31.15 feet;

Thence South 71 degrees 17 minutes 26 seconds West a distance of 170.00 feet;

Thence South 44 degrees 45 minutes 35 seconds West a distance of 20.73 feet;

Thence North 62 degrees 21 minutes 14 seconds West a distance of 34.50 feet;

Thence South 71 degrees 14 minutes 09 seconds West a distance of 39.00 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 1,474.58 feet the center of which bears South 71 degrees 14 minutes 09 seconds West;

Thence northwesterly along said curve through a central angle of 01 degrees 55 minutes 02 seconds an arc length of 49.34 feet;

Thence North 20 degrees 40 minutes 53 seconds West a distance of 384.36 feet to the beginning of a tangent curve concave easterly having a radius of 1,250.00 feet;

Thence northerly along said curve through a central angle of 28 degrees 04 minutes 36 seconds an arc length of 612.54 feet;

Thence South 85 degrees 58 minutes 51 seconds East a distance of 274.07 feet;

Thence South 04 degrees 01 minutes 09 seconds West a distance of 5.00 feet;

Thence South 85 degrees 58 minutes 51 seconds East a distance of 250.00 feet;

Thence South 86 degrees 49 minutes 32 seconds East a distance of 50.01 feet;

Thence South 83 degrees 55 minutes 34 seconds East a distance of 59.72 feet;

Thence South 77 degrees 24 minutes 03 seconds East a distance of 62.11 feet;

Thence South 71 degrees 55 minutes 02 seconds East a distance of 52.59 feet;

Thence South 72 degrees 42 minutes 50 seconds East a distance of 150.00 feet;

Thence South 77 degrees 07 minutes 02 seconds East a distance of 197.50 feet;

Thence South 89 degrees 43 minutes 44 seconds East a distance of 520.00 feet, to a line that is parallel with and 40.00 feet west of the east line of said Southeast quarter;

Thence along said parallel line, South 00 degrees 16 minutes 16 seconds West a distance of 467.66 feet to the **POINT OF BEGINNING**.

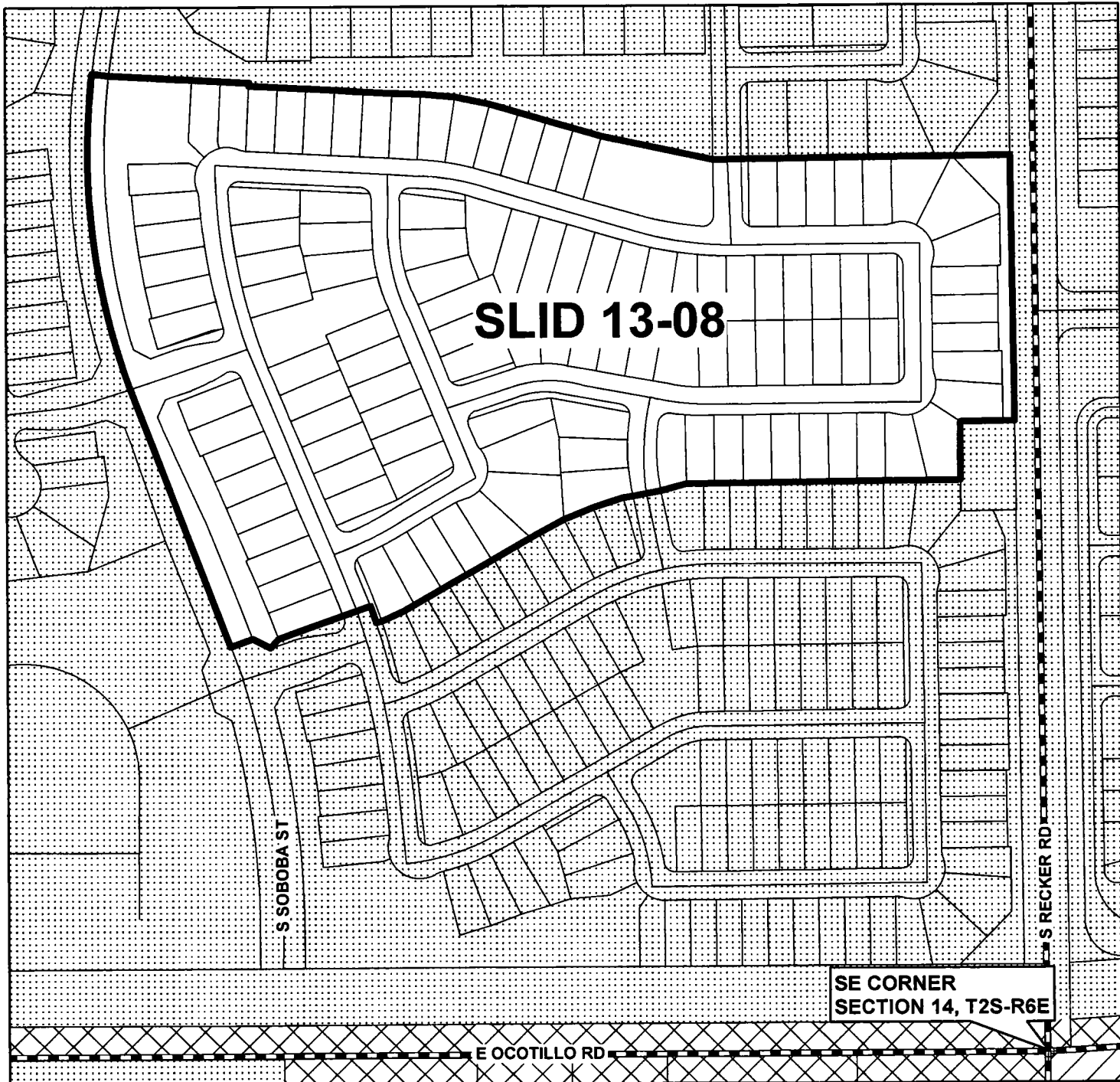
This description shown hereon is not to be used to violate subdivision regulation of the state, county and/or municipality or any other land division restrictions.

The above described parcel contains 1,126,258 Square Feet (25.8553 acres) more or less.

Prepared by: HilgartWilson
1661 East Camelback Road
Suite 275
Phoenix, AZ
Job No. 1127
June 19, 2013



**STREET LIGHT IMPROVEMENT DISTRICT 13-08:
NORTH OF OCOTILLO AND WEST OF RECKER**



A portion of the SE quarter of Section 14, T2S, R6E of the Gila and Salt River Base and Meridian
Maricopa County, Arizona.

A Map showing the individual Assessment numbers and parcels cannot be produced which fits the size and margin requirements for recording with the Maricopa County Recorder's Office. Thus, a copy of said map is on file with the Town of Gilbert, 90 E. Civic Center Drive, Gilbert, Arizona, Engineering Department. File #1-956 and Maricopa County Recorder at Book 1122, Page 48, Maricopa County Recording Number 1122-48.



0 125 250
Feet

CERTIFICATION

I hereby certify that the foregoing Resolution No. _____ was duly passed and adopted by the Mayor and Council of the TOWN OF GILBERT, Arizona, at a meeting held on August 1, 2013, that the vote thereon was _____ ayes, _____ nays, and that the Mayor and _____ Council members were present thereat.

Catherine A. Templeton, CMC, Town Clerk
TOWN OF GILBERT, Arizona

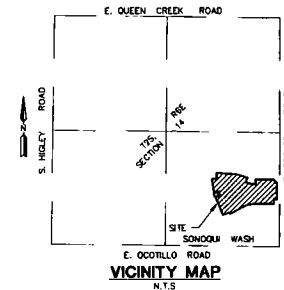
I, CATHERINE A. TEMPLETON, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF RESOLUTION NO. _____, ADOPTED BY THE TOWN OF GILBERT COMMON COUNCIL ON THE 1ST DAY OF AUGUST, 2013, WAS POSTED IN FOUR PLACES ON THE _____ DAY OF _____ 2013.

Catherine A. Templeton, CMC, Town Clerk

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20120792597 09/04/2012 10:10
BOOK 1122 PAGE 48
ELECTRONIC RECORDING

Gilbert1214-5-1-1-M-
chagollaj

FINAL PLAT
OF
THE BRIDGES EAST - PARCEL 3-2
GILBERT, ARIZONA
A PLANNED AREA DEVELOPMENT
THIS PLAT BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT BRIDGES SOUTH, LP, DOES HEREBY PUBLISH THIS PLAT AS THE FINAL PLAT OF THE BRIDGES EAST - PARCEL 3-2, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. OWNER DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET AND TRACT AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME AND/OR LETTER GIVEN TO EACH RESPECTIVELY. OWNER HEREBY DEDICATES TO THE TOWN OF GILBERT THE STREETS AS SHOWN ON THE PLAT AND THOSE OTHER AREAS DESIGNATED ON THE PLAT FOR PUBLIC USE AS LANDSCAPE EASEMENTS, PEDESTRIAN ACCESS EASEMENTS, PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON.

ALL TRACTS PLATTED HEREON ARE DESIGNATED AS NOTED IN THE TRACT TABLE FOR THE PURPOSES SHOWN HEREON AND ARE TO BE MAINTAINED BY THE BRIDGES AT GILBERT COMMUNITY ASSOCIATION.

PUBLIC UTILITY EASEMENTS ARE DEDICATED FOR THE BENEFIT OF PUBLIC UTILITIES AND ARE LOCATED WHERE SHOWN, IN, OVER AND UNDER THE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF NECESSARY UTILITIES. PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THIS PUBLIC UTILITY EASEMENT SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE TOWN OF GILBERT, ARIZONA. SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

OWNER WARRANTS AND REPRESENTS TO THE TOWN OF GILBERT TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT TO OWNERS ACTUAL KNOWLEDGE EVERY LEASE, EASEMENT, HOLDER, OR OTHER PERSON, OR ENTITY, HAVING ANY INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO OR JOINED IN THIS PLAT, AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF, THE BRIDGES SOUTH, LP, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

DONE AT GILBERT, ARIZONA, THIS 10th DAY OF August 2012.

BY: *[Signature]* DATE 8/10/12

TITLE Authorized Signer

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS 10th DAY OF August 2012, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED *Michael K. Jacoby* WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED BY SIGNING HIS NAME.

MY COMMISSION EXPIRES 6/23/15



[Signature]
NOTARY PUBLIC

APPROVALS

APPROVED BY THE TOWN OF GILBERT, ARIZONA THIS 28th DAY OF June 2012

BY: *[Signature]* ATTEST *[Signature]*
MAYOR TOWN CLERK

APPROVED BY: *[Signature]* DATE 8-27-12
TOWN OF GILBERT, ENGINEER

APPROVED BY: *[Signature]* DATE 8-27-12
PLANNING MANAGER

BASIS OF BEARING

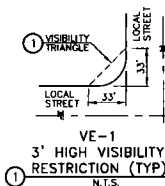
BASIS OF BEARING IS S00°16'18"W ALONG THE EAST LINE OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES:

1. TOWN OF GILBERT IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS, ETC., WITHIN THE PROJECT. PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS SHALL BE OWNED AND MAINTAINED BY THE BRIDGES AT GILBERT COMMUNITY ASSOCIATION.
2. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING UNLESS APPROVED OTHERWISE BY THE TOWN OF GILBERT.
3. A 1/2" REBAR WITH CAP WILL BE SET AT EACH SUBDIVISION CORNER, RIGHT-OF-WAY CORNER, AND TRACT CORNER UNLESS SHOWN OTHERWISE HEREON.
4. ELECTRICAL LINES SHALL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
5. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OF ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE TOWN OF GILBERT.
6. ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 50-YEAR, 24-HOUR STORM WITHIN 36 HOURS. OWNERS OF ANY BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
7. THIS DEVELOPMENT IS LOCATED WITHIN THE TOWN OF GILBERT WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH A.R.S. 45-576.
8. ALL PROPERTIES PLATTED HEREON ARE SUBJECT TO AN ANNUAL STREET LIGHT IMPROVEMENT DISTRICT ASSESSMENT.
9. ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE BRIDGES AT GILBERT COMMUNITY ASSOCIATION AND ARE TO BE REPLACED BY THE BRIDGES AT GILBERT COMMUNITY ASSOCIATION WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36 HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILLING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.
10. THIS SITE LIES IN SHADED FLOOD ZONE X PER FIRM MAP NUMBER 0401JC2690H, DATED SEPTEMBER 30, 2005. SHADED ZONE X IS DESCRIBED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
11. ALL BUILDING SETBACKS SHALL COMPLY WITH COUNCIL ORDINANCE NO. 2361, AS AMENDED.
12. AREA IS 990.81 S.F. OR 22.7459 ACRES MORE LESS.

LEGEND

- ▲ SET CORNER OF THIS PLAT (PER M.A.C. D.T.L. 120, TYPE C)
- FOUND MONUMENT AS NOTED
- ⊙ FOUND BRASS CAP IN HAND HOLE
- SET BRASS CAP FLUSH PER MAG STD. LOT 120-1 TYPE "B"
- C5 CURVE TABLE NUMBER
- L12 LINE TABLE NUMBER
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- 33'x33' SIGHT VISIBILITY TRIANGLE
- RIGHT-OF-WAY LINE (R/W)
- LOT/TRACT LINE
- EASEMENT LINE
- CENTER LINE
- SECTION LINE



NOTE:
DETAIL PERTAINS TO ALL LOCAL TO LOCAL INTERSECTIONS

OWNER/DEVELOPER

BRIDGES SOUTH, LP
3620 W. HAPPY VALLEY ROAD #141-246
CLENDALE, AZ 85310

ENGINEER/SURVEYOR:

HILGARTWILSON
1661 E. CAMELBACK ROAD, STE 275
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 325-0181

BOUNDARY CORNER NOTIFICATION

PER THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 8, 2010), EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVISION TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (1) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (2) WITHIN TWO (2) YEARS AFTER RECORDATION OF THE SUBDIVISION PLAT, WHICHEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A RECORD OF SURVEY WITH THE COUNTY RECORDER CONSISTENT WITH CURRENT ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.

BRIDGES SOUTH, LP

BY: *[Signature]*
ITS Authorized Signer

LAND SURVEYOR CERTIFICATION

I, MICHAEL J. SEXTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 2012, THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN, THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



BY: MICHAEL J. SEXTON
R.L.S.# 23385
HILGARTWILSON
1661 E. CAMELBACK ROAD, SUITE 275
PHOENIX, ARIZONA 85016
P. (602) 490-0535
msexton@higartwilson.com

NOTE:
A.R.S. 32-159 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FININGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

SHEET INDEX

- FP01 COVER SHEET, VICINITY MAP, NOTES, DETAILS AND LEGEND
- FP02 KEY MAP, LOT AREA TABLE, TRACT AREA TABLE, AND LEGAL DESCRIPTION
- FP03-FP05 FINAL PLAT

COUNTY RECORDER

higartwilson
ENGINEERS-PLANNERS-SURVEYORS
1661 E. CAMELBACK RD., STE. 275 / PHOENIX, AZ 85016
PH (602) 490-0535 / FAX (602) 325-0181
www.higartwilson.com

THE BRIDGES EAST - PARCEL 3-2
RECKER ROAD & OCOTILLO ROAD
GILBERT, ARIZONA
FINAL PLAT

PROJ#	REV.	DATE	SCALE	DRAWN	APPROVED
1127		JULY 2012	AS SHOWN	JDL	MJS
ENG. NO.	FP01	SHT. 1 OF 5			

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

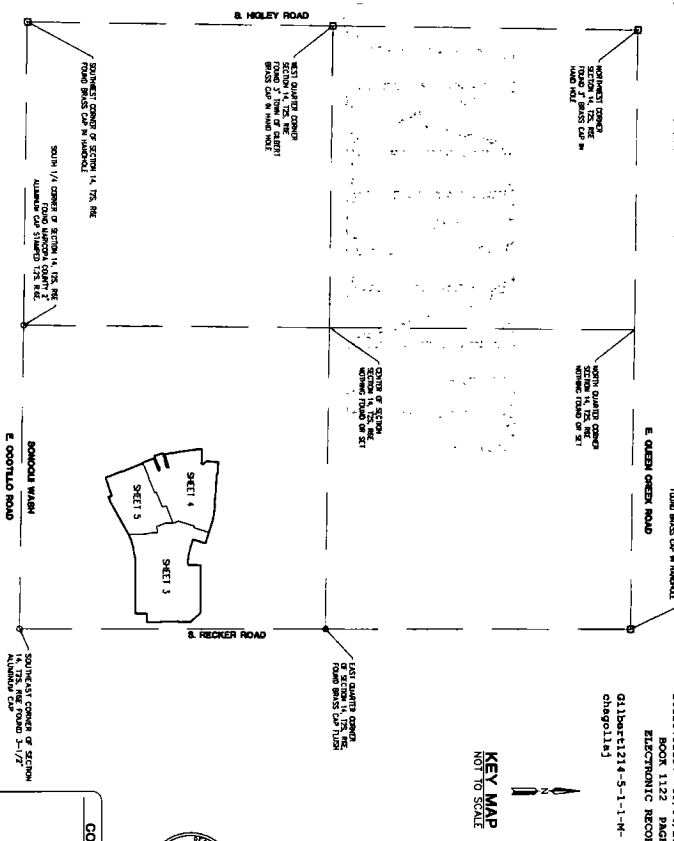
CONSIDERING A TOWARD S-1/7' HIGH ALUMINUM CAP ATTACHED TO THE SOUTHEAST CORNER OF SOUTH EIGHT 16 FROM WHICH IT WAS NORTH 10 MIN. LONG OF CENTER BRASS CUP IN HAND HOOD ACCEPTED AS BEING NEARLY CORNER THEREOF BEARS NORTH 10 DEGREES 16 MINUTES E 16 SECONDS EAST A DISTANCE OF 5.349 06 FEET.

THENCE ALONG THE EAST LINE OF SOUTH-EAST QUARTER, NORTH 00 DEGREES 16 MINUTES 16 SECONDS EAST A DISTANCE OF 1.001 12 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 89 DEGREES 43 MINUTES 44 SECONDS WEST A DISTANCE OF 1.1587 FEET TO THE POINT OF BEGINNING.

PHENCE SOUTH 74 DEGREES 10 MINUTES 19 SECONDS WEST A DISTANCE OF 120.06 FEET;

THEM: NORTH 76 DEGREES 51 MINUTES 04 SECONDS EAST A DISTANCE OF 5.00 FEET;
 THEM: NORTH 11 DEGREES 48 MINUTES 33 SECONDS WEST A DISTANCE OF 54 FEET;
 THEM: NORTH 09 DEGREES 47 MINUTES 47 SECONDS WEST A DISTANCE OF 54 FEET;
 THEM: NORTH 07 DEGREES 25 MINUTES 52 SECONDS WEST A DISTANCE OF 54 FEET;

[illegible]

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PUNCELL
20120792597 09/04/2012 10:11
BOOK 1122 PAGE 46
ELECTRONIC RECORDING
Gilbert214-S-1-1-M-
chagoliaj

THE BRIDGES EAST - PARCEL 3-2
RECKER ROAD & OCOTILLO ROAD
GILBERT, ARIZONA

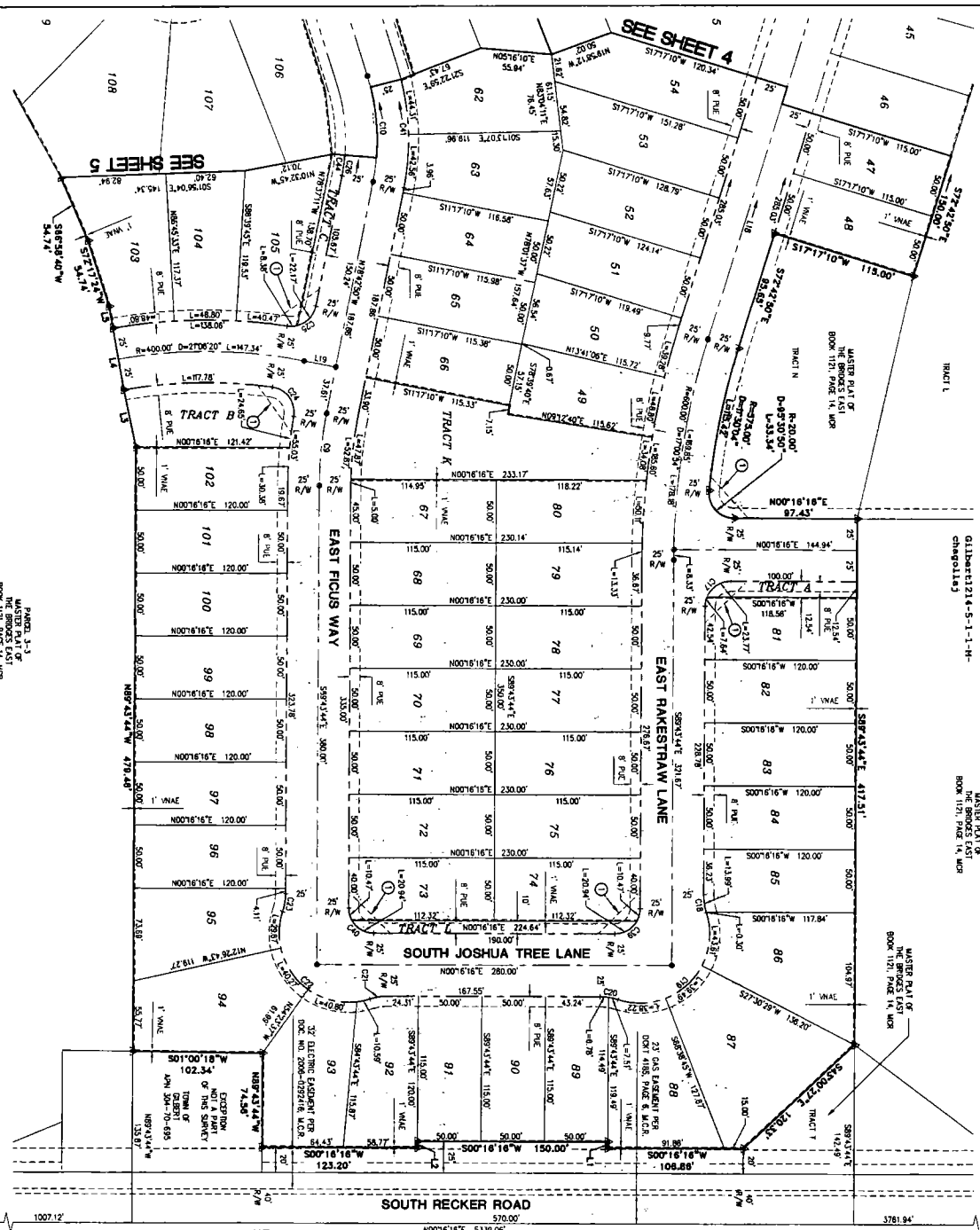
FINAL PLAT

hilgartwilson
ENGINEERS • PLANNERS • SURVEYORS
1061 E. CAMELBACK RD., STE. 275 / PHOENIX, AZ 85018
PH 482-480-0535 / FAX 802-325-0181
www.hilgartwilson.com

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
BELEN PARCELLS
20120792597 09/04/2012 10:10
BOOK 1122 PAGE 48
ELECTRONIC RECORDING
GILBERT1214-S-1-1-W-
Chaparral

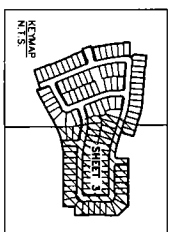
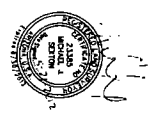
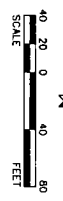
PAGE 3-1
MASTER PLAT OF
THE BRIDGES EAST
BOOK 1121 PAGE 14 MOS

NORTHEAST CORNER
SECTION 1, T6S, R6E
FOUND 3 BRASS CAP
IN HARD ROCK



PAGE 3-1
MASTER PLAT OF
THE BRIDGES EAST
BOOK 1121 PAGE 14 MOS

SOUTHEAST CORNER
SECTION 1, T6S, R6E
FOUND 3-1/2" ALUMINUM CAP



LINE #	DIRECTION	LENGTH
1	N89°14'44"W	5.00'
2	S89°13'44"E	5.00'
3	S70°02'37"W	46.30'
4	S60°05'50"W	50.00'
5	S60°05'50"W	17.66'
6	N72°42'50"W	28.00'
7	N117°10'00"E	25.85'

LINE #	DIRECTION	LENGTH
1	N89°14'44"W	5.00'
2	S89°13'44"E	5.00'
3	S70°02'37"W	46.30'
4	S60°05'50"W	50.00'
5	S60°05'50"W	17.66'
6	N72°42'50"W	28.00'
7	N117°10'00"E	25.85'

DWG. NO. **FP03**
SHT. 3 OF 5
DATE: JULY 2012
SCALE: AS SHOWN
DRAWN: JDL
APPROVED: MJS
REV: _____
ENG 2012-00119

THE BRIDGES EAST - PARCEL 3-2
RECKER ROAD & OCOTILLO ROAD
GILBERT, ARIZONA
FINAL PLAT

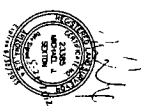
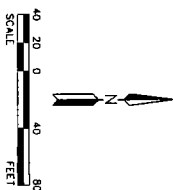
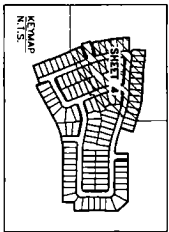
hilgartwilson
ENGINEERS-PLANNERS-SURVEYORS
1801 E. CAMDEN RD., STE. 275 / PHOENIX, AZ 85046
PH: 602.480.0330 / FAX: 602.480.0318
www.hilgartwilson.com



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
BRIDGES EAST
20120729/297 09/08/2012 10:10
ELECTRONIC RECORDING
GILBERT1214-5-1-1-M-
chappellias

LINE #	DIRECTION	LENGTH
1	S89°12'W	27.22'
2	S71°42'W	42.96'
3	N71°44'W	42.96'
4	N82°04'W	27.22'
5	N71°51'W	5.00'
6	S81°14'W	4.86'
7	S84°50'W	18.14'
8	N45°30'W	38.32'
9	S84°09'W	5.00'
10	N72°42'W	288.03'
11	S72°04'W	149.87'
12	S72°04'W	12.29'

LINE #	DIRECTION	LENGTH
13	S89°12'W	27.22'
14	S71°42'W	42.96'
15	N71°44'W	42.96'
16	N82°04'W	27.22'
17	N71°51'W	5.00'
18	S81°14'W	4.86'
19	S84°50'W	18.14'
20	N45°30'W	38.32'
21	S84°09'W	5.00'
22	N72°42'W	288.03'
23	S72°04'W	149.87'
24	S72°04'W	12.29'



COUNTY RECORDER

Copyright, Macgregor 2012 - This document is the sole property of Macgregor.

DWG. NO. **FP04**
SHT. 4 OF 5
PROJ# 1127
DATE: JULY 2012
SCALE: AS SHOWN
DRAWN: JOL
APPROVED: MJS
REV:
ENG 2012-00119

THE BRIDGES EAST - PARCEL 3-2
RECKER ROAD & OCOTILLO ROAD
GILBERT, ARIZONA
FINAL PLAT

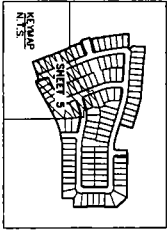
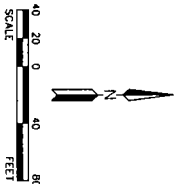
hilgartwilson
ENGINEERS-PLANNERS-SURVEYORS
1881 E. CAMDEN RD., STE. 270 / PHOENIX, AZ 85016
PH 602.480.0335 / FAX 602.325.0181
www.hilgartwilson.com



WATER PART OF THE BRIDGES EAST BOOK 112, PAGE 14, MCR

PART 3-3 THE BRIDGES EAST BOOK 112, PAGE 14, MCR

OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER
 BRIDGES EAST
 20120729257 12/29/2012 10:10
 ELECTRONIC RECORDING
 GILBERT 5-1-1-M-
 Chagollas



LINE TABLE		
LINE #	DIRECTION	LENGTH
L6	S 72° 25' 18" W	10.00'
L7	N 69° 21' 02" E	3.00'
L8	S 67° 10' 24" W	3.00'
L20	S 67° 10' 24" W	47.88'
L21	S 22° 05' 58" E	349.87'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1375.00'	177°52'	311.5'
C10	1710.00'	28°30'45"	84.88'
C11	4600.00'	7°30'16"	53.44'
C12	1350.00'	37°34'	81.08'
C16	145.00'	28°30'45"	72.44'
C27	20.00'	94°03'24"	32.85'
C28	45.00'	187°14'	14.29'
C29	55.00'	117°36'07"	11.24'
C30	45.00'	187°14'	14.29'
C31	20.00'	89°20'34"	31.11'
C36	20.00'	81°34'44"	28.46'
C37	20.00'	89°20'34"	31.42'
C41	195.00'	28°30'45"	97.38'
C42	20.00'	89°20'34"	30.00'
C43	1385.00'	47°40'	115.89'
C45	145.00'	22°03'1"	56.12'
C46	20.00'	87°22'48"	30.57'
C47	195.00'	37°24'	10.31'

© Copyright, Hilgart Wilson 2012 - This document is the sole property of Hilgart Wilson.

OWG. NO.	PROJ# 1127	REV.
DATE: JULY 2012		
SCALE: AS SHOWN		
DRAWN: JOL		
APPROVED: MJS	ENG 2012-00119	

THE BRIDGES EAST - PARCEL 3-2
 RECKER ROAD & OCOTILLO ROAD
 GILBERT, ARIZONA
FINAL PLAT

hilgartwilson
 ENGINEERS-PLANNERS-SURVEYORS
 1081 E. CAMELBACK RD., STE. 270 / PHOENIX, AZ 85016
 PH: 602.480.0535 / FAX: 602.325.0181
 www.hilgartwilson.com